060.0	0005	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	541,300 /	541,300
					USE VALUE:	541,300 /	541,300
					ASSESSED:	541,300 /	541,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		LOWELL ST PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MUSIAL PETER M
Owner 2:	MUSIAL-SIWEK MONIKA
Owner 3:	
Street 1:	16 LOWELL STREET PLACE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MACKEY PAUL J JR--ETAL -
Owner 2:	MACKEY SANDRA L -
Street 1:	16 LOWELL STREET PLACE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,020 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3020.000	183,900		357,400	541,300
Total Card	0.069	183,900		357,400	541,300
Total Parcel	0.069	183,900		357,400	541,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.20 | /Parcel: 501.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	39880
GIS Ref	
GIS Ref	
Insp Date	11/07/18

!5262!

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0005-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	183,900	0	3,020.	357,400	541,300	541,300	Year End Roll	12/18/2019
2019	101	FV	166,000	0	3,020.	352,300	518,300	518,300	Year End Roll	1/3/2019
2018	101	FV	166,000	0	3,020.	270,600	436,600	436,600	Year End Roll	12/20/2017
2017	101	FV	166,000	0	3,020.	255,300	421,300	421,300	Year End Roll	1/3/2017
2016	101	FV	166,000	0	3,020.	234,900	400,900	400,900	Year End	1/4/2016
2015	101	FV	156,700	0	3,020.	219,600	376,300	376,300	Year End Roll	12/11/2014
2014	101	FV	156,700	0	3,020.	202,200	358,900	358,900	Year End Roll	12/16/2013
2013	101	FV	156,700	0	3,020.	202,200	358,900	358,900		12/13/2012

PRINT

Date	Time
12/10/20	20:10:27

LAST REV

Date	Time
04/15/20	08:19:55
mmcmakin	
5262	

USER DEFINED

Prior Id # 1:	39880
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACKEY PAUL J J	74293-431	1	3/17/2020		585,000	No	No		
	20871-577		11/1/1990		129,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2002	93	New Wind	9,400	C				10 NEW WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
4/29/2009	Inspected	189	PATRIOT
3/6/2009	Measured	372	PATRIOT
1/13/2000	Mailer Sent		
1/10/2000	Measured	163	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3020		Sq. Ft.	Site		0	70.	1.69	6									357,420						357,400	

Total AC/HA: 0.06933 | Total SF/SM: 3020 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 357,420 | Spl Credit | Total: 357,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	C - Com Locatio	5.0	%
Special:			%
Override:			%
	Total:	34.45	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	173.745
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	280493
Depreciation:	96630
Depreciated Total:	183863

COMMENTS

NEXT TO COMM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

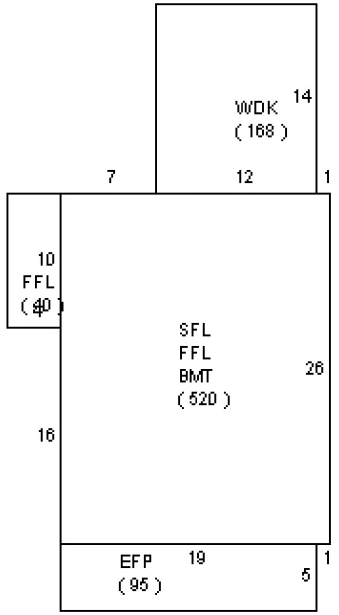
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.75
Special Features:	0	Val/Su Net:	98.71
Final Total:	183900	Val/Su SzAd	170.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	520	52.120	27,104
FFL	First Floor	520	173.740	90,347
SFL	Second Floor	520	173.740	90,347
WDK	Deck	168	11.830	1,988
EFP	Enclos Porch	95	55.320	5,256
FFL	First Floor	40	173.750	6,950

Net Sketched Area:	1,863			Total:	221,992
Size Ad	1080	Gross Are	1863	FinArea	1080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

060.0-0005-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	